

The higher residential density areas were Study Areas 1 and 2 within the town limits. There was a total of 671 dwelling units in town, with an average density of 2.5 units per residential acre. Surprisingly enough, most of the mobile homes (40 of the total 61) were located within the town limits. Most of these were in two mobile home parks, although a few were scattered through the older residential areas. The town area had the highest percentage (66.1) of standard dwelling units of the three major divisions (town, fringe area and planning area), but it also had the highest percentage of deteriorating units (30.2). This was largely due to the several deteriorating units in the "mill village" near the American-Efird plant, the older homes along Main Street, and some deteriorating homes in the western end of town (Study Area 1).

The fringe area (Study Areas 3, 4, 5) had a total of 479 dwelling units, with an average density of 1.5 dwelling units per acre. Condition of the homes varies considerably, ranging from a high of 82.1% in Study Area 5 (largely due to the newer homes in the subdivisions to the north of town) to a low of only 25.0% standard units in Study Area 4 (primarily the Negro section in the west and south portions of the planning area). Study Area 4 also had the highest number of dilapidated units (33.0%), compared to Study Area 3 (8.4%) and Study Area 5 (only 1.8%).

An interesting and revealing comparison of the five study areas is obtained by combining the deteriorated and dilapidated categories to give a substandard figure. In this view, Study Areas 1 and 2 are very close at 33.9% and 32.2% substandard, respectively. Study Area 3 had 42.0% substandard since it had several deteriorating and slightly more dilapidated units in the rural fringe. Study Area 4 had a full 75.0% substandard --